

- 6:15 p.m. Call to Order
- 6:15 p.m. Executive Session (land acquisition matters)
- 6:30 p.m. Reconvene
- 6:30 p.m. Introduction to Proposed Streetscape for Bridge Street District
- 7:00 p.m. Library Project Update  
(Any portion related to land acquisition will be discussed in executive session)
- 8:30 p.m. Reconvene and adjourn



City of Dublin

**Office of the City Manager**

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# Memo

**To:** Members of Dublin City Council  
**From:** Marsha I. Grigsby, City Manager *MDG*  
**Date:** April 4, 2014  
**Initiated By:** Terry Foegler, Director of Strategic Initiatives/Special Projects  
**Re:** Proposed Dublin Branch of the Columbus Metropolitan Library

## Background

Representatives from the Columbus Metropolitan Library (CML) will present a brief summary of the progress made thus far in its efforts to advance the development of a new Library for the Dublin community. As you are aware, the Columbus Metropolitan Library (CML) has engaged NBBJ as the project architect for the new Dublin Library. NBBJ was selected as the preferred design team after nearly a year-long selection process in which the City was invited to participate. In addition to library programming and relevant experience, discussions with potential design teams included site analysis and selection processes as well as the City's desire to vet opportunities for co-locating potential complementary uses with the new library facility. Some relevant facts and information related to the Dublin Library are as follows:

- The current Dublin Library (constructed in 1980, expanded in 1990) includes 20,147 square feet of building area and 119 parking spaces on 3.64 acres.
- Both CML and the City of Dublin have expressed a desire for the new Dublin library to be iconic in design, and establish a strong and lasting civic presence for the community.
- Based upon its timing considerations and constraints, CML representatives have expressed a strong desire to select a site and proceed to design and construction of the new Dublin Library in a timely fashion, with a preliminary targeted opening in Spring 2016.
- Based upon its anticipated programming needs, the CML currently envisions building a new 42,500-square-foot building with 212 parking spaces.
- Staff has shared with CML and its design team some potential sites for the new library. Initial efforts have focused primarily on the Bridge Street District, since this district is generally central to Library's the service area, and the important civic function of a library was viewed as a very appropriate and desirable addition to the more walkable, mixed-use environment envisioned for the District. Representatives of CML will share more detailed real estate related information as part of an executive session discussion with Council at the April 7 meeting.
- Staff has not seen a finalized set of CML's site location criteria, or its internal assessment of the potential sites under consideration. CML has more generally expressed concern with sites located east of the Scioto River, given the location of their existing library facilities and

the Dublin Library's existing service area. Of course, the existing library site is a focus of CML's initial site evaluation efforts since they already own it. As we understand it, CML representatives view the attributes of the current location very positively, feel that their clientele generally like this location, they have not found a site that they believe better meets their long term needs, and believe the site likely represents a location which may have the least interdependencies or contingencies for moving forward.

- CML representatives have indicated that they have no concerns with the downtime associated with on-site redevelopment, as they will establish temporary facilities elsewhere.

### **The Current Library Location**

There are several factors that will impact development and need to be considered if the new library is built on the existing site, including:

- The current site is located within the Bridge Street District, and new developments should advance the goals of the District, which include achieving a more densely developed, mixed use, walkable environment.
- This site is also located within the City's Historic District, and therefore the design of the project in this location should consider this context in terms of development scale and character, in addition to access and parking.
- The City's Thoroughfare Plan and Bridge Street District zoning regulations anticipate two new public streets immediately adjacent to the northern and western sides of the current Library site (See Attachments):
  - On the northern end of the Library site is a proposed roadway that will eventually connect High Street/Dublin Road with Post Road as one of the principal Bridge Street District east-west Connector Streets. The intersection of this roadway with North High Street is currently being studied; however, intersection spacing with North Street to the south and the need to maintain an adequate separation from the Grounds of Remembrance memorial and adjacent cemetery are important constraints.
  - Franklin Street is assumed to extend north of Bridge Street in the future, providing an important north/south roadway connection, although smaller in scale and lower in system-wide priority than the future roadway proposed to the north of the library. The future Franklin Street right-of-way is expected to be adjacent to the library's western property line.
  - Although these roadways will reduce the size of the current library acreage, they will in the long term dramatically improve the site's overall accessibility and may offer opportunities for parking facilities that are worth further exploration.
  - Staff has forwarded the attached exhibit to the CML and its design team to depict our best estimates of these roadway locations and their site impacts. Staff estimates that after roadway rights-of-way needs are met, the current library site will be reduced to approximately 2.5 acres.

- As some members of Council have noted, doubling (or more) the size of the current building and adding a commensurate amount of increased parking spaces on a smaller site (less than the current 3.64 acres) could be problematic. This would be especially true if the new project is developed at the same extremely low, suburban density as the current library facility, which has a Floor Area Ratio (FAR) of about .127, which is a very low rate of site utilization by the building, even by suburban standards (FARs typical of more urban environments can range from .5 to 2.0 or greater). The CML design team has initially suggested that a proposed 2- to 3-story, 42,500-square-foot library and its 212 parking spaces could be accommodated on a 2-acre site, with structured parking. They have preliminarily concluded that a library designed with a 212-space surface parking arrangement would require a site of at least 3.5 acres. This surface-parked approach represents such a low density development model that would be very difficult to site within the Bridge Street District because it would be generally inconsistent with the walkable, more densely developed urban model desired for the city's emerging civic core. We do expect that the CML team will present its most recent, albeit very early level, site capacity analysis for the current site at the Monday evening work session.

#### **Next Steps:**

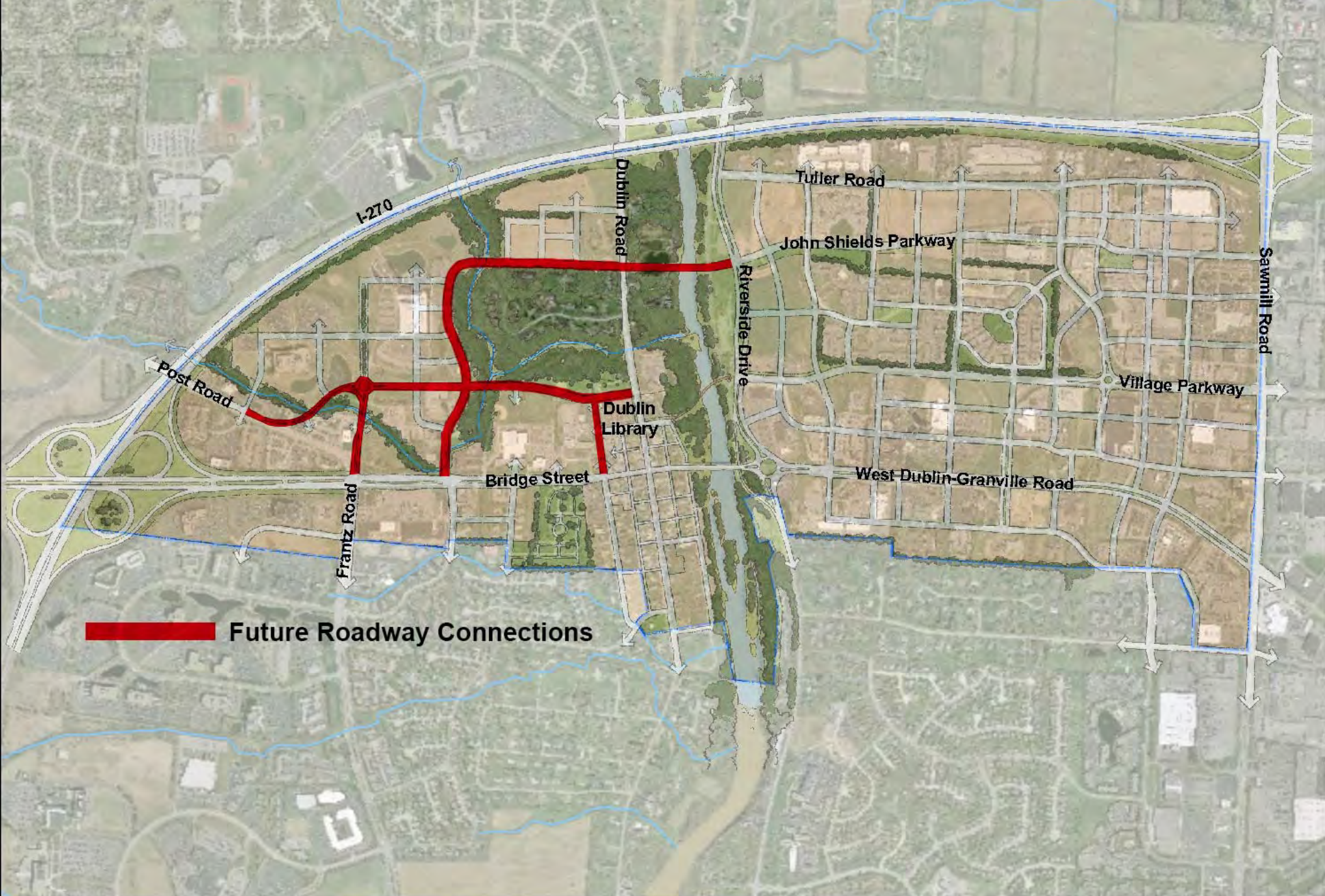
- **Assess the Existing Library Site:** The existing Library site does represent an excellent location for this important civic facility, and could present an opportunity for a very positive and contributing building as well as an array of energizing uses, if developed appropriately. Because of the existing site's availability, CML ownership, and its centralized location, it would seem to make sense that this site be the first site (or among the first sites) to consider for a more in depth feasibility and capacity assessment. The site is within the historic center of the City, and is located in the heart of the Bridge Street District – the locale of the City's vision for a greatly expanded, mixed-use, walkable core. Future roadway improvements, planned developments, and new riverfront amenities will only enhance the value of this central location. In addition, it is likely one of the most "development ready" sites available. The community is familiar with, and seems to be accepting of the current location. The site's ability to accommodate the CML's and the City's programmatic needs should be able to be fully assessed within a relatively short time. (It is important to note that any location under consideration within the Bridge Street District -which staff believe should be the primary geographic focus of initial considerations- will require an urban development form that minimizes surface parking and prioritizes a strong connection to the street.)
- **Identify Co-located Programs:** The City and CML should quickly determine whether a viable partnership arrangement exists for additional shared space with the new Dublin library. Staff strongly encourages the City Council to consider the

relocation of the facilities and operations of the Dublin Arts Council (DAC) to be an integral part of this new civic facility, as the City's primary, near term programmatic addition to the new Dublin Library. Both DAC's current location and its facilities are not well suited to the important civic functions that the DAC offers. The demand for such arts facilities and programming within the City are likely to grow as the Bridge Street District, and the City more broadly, continue to grow and develop. Also, the potential synergies with a cutting edge, 21st Century library could be substantial and should be further explored. Alongside a new, 21<sup>st</sup> century library, located in the heart of our increasingly vibrant, walkable civic core, the community's arts needs and cultural programming could be provided with far more suitable, accessible and dynamic space, from which arts-related cultural activities and programs could further expand. Existing City funding commitments to both the facilities and operations of the DAC could also serve to mitigate the size of the net fiscal impact.

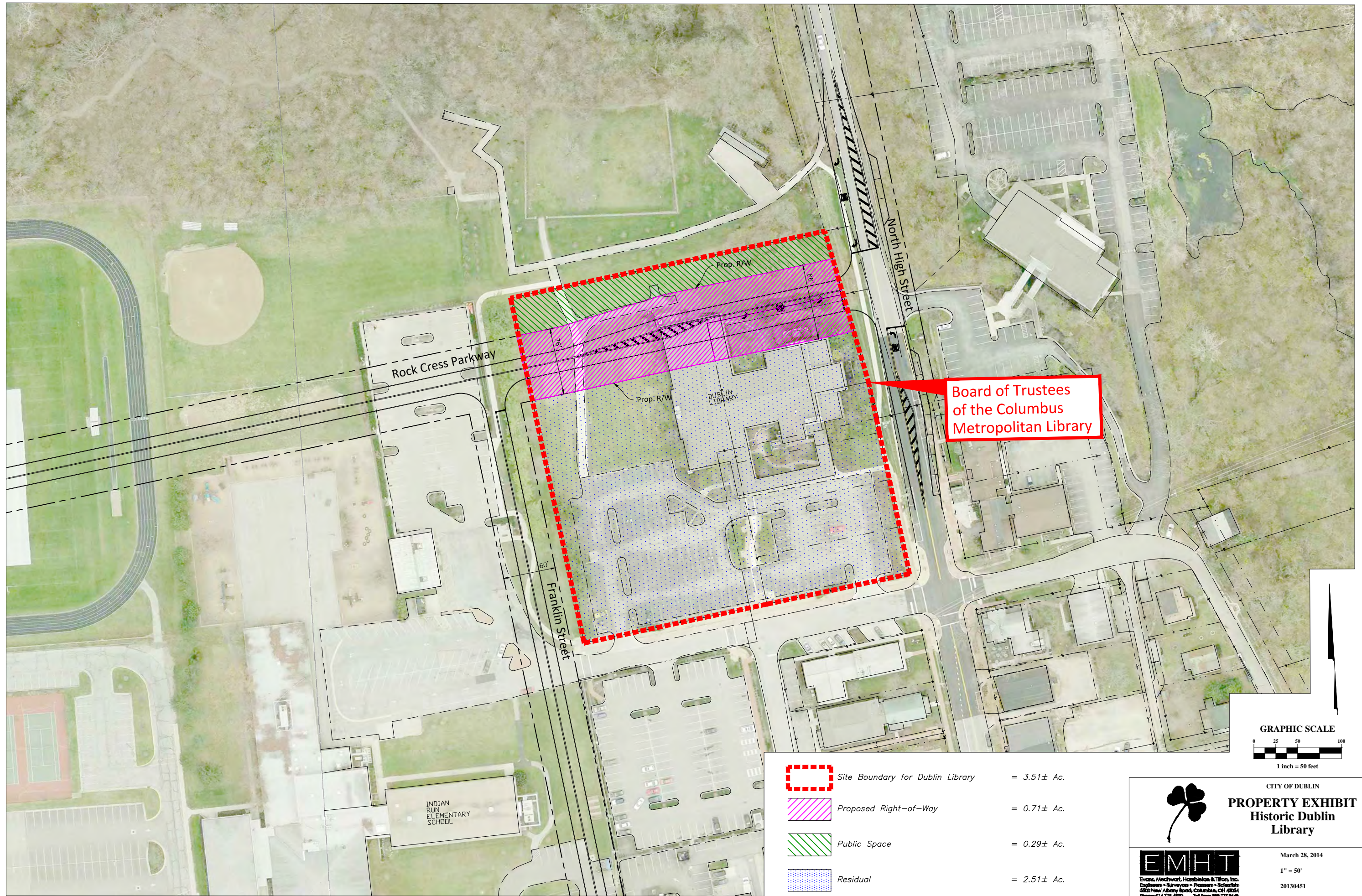
- **Determine Final Library Facility Size:** Staff suggests considering the exploration of approximately 7,500 square feet of additional space in conjunction with the new 42,500 square feet library (for a total of 50,000 square feet), a portion of which would be for the home of the Dublin Arts Council activities, including multi-purpose exhibition space, as well as room for other related arts, culture and other civic activities. Clearly, the existing DAC site would need to be repurposed, and further analysis of appropriate uses by the City would be necessary.
- **Final Assessment of Suitability of Current Dublin Library Site:** Based upon the final combined programmatic needs, and the finalization of proposed roadway locations, assess the feasibility of meeting those joint programmatic needs on the existing library site (in effect, determine its development capacity). To the extent that additional (surplus) parking could be developed as part of this joint effort, to supplement the public parking available to the surrounding Historic District, this should be explored as well.
- **Develop a Fund raising Strategy:** Jointly assess and develop a coordinated strategy for targeted fundraising for this new, multi-purpose facility. Obviously branding, naming, facility design and other considerations need to be included as part of developing this strategy.
- **Finalize Commitments:** Finalize programmatic and funding commitments of CML and the City of Dublin, so the new facility and its site requirements can be affirmed as soon as possible. We suggest this step be completed within no more than the next 90 days.


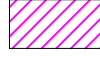
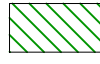
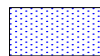



# Major West-Side Bridge Street District Roadway Connections








	Site Boundary for Dublin Library	= 3.51± Ac.
	Proposed Right-of-Way	= 0.71± Ac.
	Public Space	= 0.29± Ac.
	Residual	= 2.51± Ac.



CITY OF DUBLIN  
**PROPERTY EXHIBIT**  
Historic Dublin  
Library



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March 28, 2014  
1" = 50'  
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